



City of Cashmere

101 Woodring Street
Cashmere, WA 98815
Ph (509) 782-3513 Fax (509) 782-2840
Website www.cityofcashmere.org

CASHMERE CITY COUNCIL MEETING
MONDAY, JUNE 25, 2012 7:00 P.M., CITY HALL

AGENDA

CALL TO ORDER

FLAG SALUTE

EXCUSE ABSENCE

ANNOUNCEMENTS & INFORMATION

PUBLIC COMMENT PERIOD (For Items Not on the Agenda)

APPROVAL OF AGENDA

CONSENT AGENDA

1. Minutes of June 11, 2012 Regular Study Session Meeting
2. Minutes of June 11, 2012 Regular City Council Meeting
3. Payroll and Claims Packet Dated June 25, 2012
4. Confirm appointment of Keith Webb to the Cashmere Community Foundation Board

BUSINESS ITEMS

1. Resolution No. 05-2012 Declaring real property at the end of Fisher Street surplus
2. Bid award recommendation for the wastewater treatment plant upgrades
3. Budget Amendment – transferring \$500.00 from wastewater to the construction account
4. Tom Davis Contract for public safety analysis – request to increase the \$4,000 contract limit
5. Request from Blue Star Growers for an urban growth amendment
6. Request from Blue Star Growers to extend current favorable water rates for an additional 20 years

PROGRESS REPORTS

ADJOURNMENT

TO ADDRESS THE COUNCIL, PLEASE BE RECOGNIZED BY THE MAYOR.
PLEASE STATE YOUR NAME WHEN YOU BEGIN YOUR COMMENTS.
**Americans with Disabilities Act (ADA) accommodations provided upon request.
(48-hour notice required)**

MINUTES OF THE CASHMERE CITY COUNCIL MEETING
MONDAY JUNE 11, 2012 AT CASHMERE CITY HALL

OPENING

Mayor Jeff Gomes opened the regular city council meeting at 7:00 p.m. at City Hall. Clerk-Treasurer Kay Jones took minutes.

ATTENDANCE

	<u>Present</u>	<u>Not Present</u>
Mayor:	Jeff Gomes	
Council:	Skip Moore Jim Fletcher Donna Wynne Derek Knutsen John Bryant	
Staff:	Bob Schmidt, Dir. of Operations Kay Jones, City Clerk-Treasurer Mark Botello, Dir. of Planning/Building	

FLAG SALUTE

ANNOUNCEMENTS & INFORMATION

Councilor Fletcher stated that everyone on the council received an email from Kim Sweeny advocating for a skate park. He forwarded a copy to the Mayor and suggested the topic be turned over to the Park Committee for discussion.

Director Bob Schmidt informed the council that the PUD arborist was out looking at the trees on Pioneer and Evergreen. There are three trees on Evergreen that need to be taken out that are pretty sickly and the trees along Pioneer that have been topped need to be trimmed again. The arborist proposed removing the trees instead of trimming. Since the trees would be removed at no cost to the City, Director Schmidt signed a permission slip to remove the trees along Pioneer and three trees on Evergreen. The City will be looking at replanting evergreens that won't grow taller than twenty feet.

Mayor Gomes announced that May Financial Reports are on the website.

Also, he informed the council that the Cashmere Museum and Pioneer Village are honoring the Simpson Family as Founding Family of the Year 2012. There will be a Founders' Day Tea/Reception at the Museum on June 23rd and they would like a representative from the City Council to attend. Councilor Donna Wynne volunteered to represent the City.

Mayor announced a Public Safety meeting with Leavenworth June 18th at Cashmere City Hall. A draft report from Tom Davis should be out by the end of this week to review before the meeting.

Mayor Gomes complimented the Parks department and all the other crew members that helped on having a very successful Memorial Day. The Mayor received several comments on how good

the Cemetery looked this year.

Mayor Gomes stated that his letter of resignation from the PFD Board and the endorsement from the Chamber appointing Tony Freytag is self explanatory. The item is on the consent agenda.

APPROVAL OF AGENDA

MOVED by Councilor Bryant and seconded by Councilor Wynne to approve the agenda as presented. Motion carried.

CONSENT AGENDA

Minutes of May 29, 2012 Regular City Council Meeting

Payroll and Claims Packet Dated June 11, 2012

Claims Check No. 32158 through 32160 totaling \$582,673.94

Payroll Check No. 32153 through 32157 totaling \$92,455.66

Accept Jeff Gomes resignation from PFD Board and confirm appointment of Tony Freytag

MOVED by Councilor Moore and seconded by Councilor Bryant to approve the consent agenda. Motion carried.

CASHMERE ART AND ACTIVITIES CENTER REQUEST FOR GRANT OF \$1,500 LODGING TAX FUNDS

The Cashmere Art and Activities Center has created a rack card for distribution. Councilor Fletcher suggested the center work with the Chamber and the Wenatchee Visitor Bureau on distribution ideas and locations.

MOVED by Councilor Wynne and seconded by Councilor Fletcher to approve the grant request of \$1500 of lodging tax funds to the Cashmere Art and Activities Center, along with a letter with suggestions on distribution. Motion carried

WASTEWATER SERVICES AGREEMENT BETWEEN MT. CASHMERE (CRUNCH PAK) AND CITY OF CASHMERE

The majority of the new wastewater agreement is familiar to the City Council since the City and Crunch Pak have been negotiating for quite awhile. A few of the final amendments include the level at which the City is able to accept wastewater and the change from the current limit of a maximum of 70,000 gallons per day to the new proposed maximum of 150,000 gallons per day. RH2 Engineering and City staff have scrutinized the numbers carefully. The agreement is subject to DOE final approval.

MOVED by Councilor Moore and seconded by Councilor Bryant to authorize the Mayor to sign the Wastewater Services Agreement. Motion carried.

FRANCHISE EXTENSION AGREEMENT

The negotiation of a new franchise agreement with Falcon Video Communications, locally know as Charter, has taken much longer than anticipated. The existing franchise agreement needs to be extended again in order to continue and complete the negotiation of a new franchise.

MOVED by Councilor Bryant and seconded by Councilor Knutsen to approve the Franchise Extension Agreement. Motion carried.

AGREEMENT OF SETTLEMENT & RELEASE BETWEEN NEW CINGULAR WIRELESS AND CITY OF CASHMERE

The City received a claim from New Cingular Wireless seeking the refund of \$2,114.32 in local utility taxes. New Cingular has agreed to accept a credit against future utility tax in the amount of \$1,793.98, which is \$.85 on the dollar.

MOVED by Councilor Fletcher and seconded by Councilor Wynne to approve the Agreement of Settlement & Release between New Cingular Wireless and the City. Motion carried.

DISCUSSION ON SALE OF REAL ESTATE

Planning Director Mark Botello suggested that Council declare the empty lot on Fisher Street surplus so it can be sold as a buildable lot. The City purchased the lot for Well No. 9, which is no longer in use. The neighborhood used the lot as a public garden for years, but stopped taking care of it. The City started maintaining the lot to keep the weeds under control. The Parks department has been watering and mowing the lot for years so any proceeds from selling the property would belong to the Parks department not the Water department. The sale of the property would save maintenance costs and the proceeds could be used for capital improvements for Riverside Park, which benefits the public.

MOVED by Councilor Fletcher and seconded by Councilor Wynne to draft a resolution declaring the property on Fisher Street surplus and to notify the neighborhood that it will be on the agenda for discussion. Motion carried.

CASHMERE FIRE DEPARTMENT BY-LAWS

Attorney Chuck Zimmerman reviewed and approved the proposed changes to the Cashmere Fire Department By-Laws. The only amendment he proposed was to Article #10; "shall be approved by the City Council" should be amended to "shall be effective only upon approval of the City Council."

MOVED by Councilor Fletcher and seconded by Councilor Bryant to approve the by-laws as amended in Article #10 by the City Attorney. Motion carried.

CHANGE ORDERS NO. 1 AND NO. 2 TO RIVERFRONT DRIVE UTILITY EXTENSIONS

Change Order No. 1 is for the relocation of a double check valve assembly on the 12 inch ductile water line. The total cost for Change Order No. 1 is \$693.07.

Change Order No. 2 is a result of removing and replacing approximately 100 feet of 10 inch PVC sewer force main in the narrow section of Riverfront Drive and for over-excavating the ditch and placing crushed rock with a layer of geofabric material on top to build a solid base to install the new water pipe because they encountered a large amount of water and sand at the water main bury depth. The total cost for Change Order No. 2 is \$55,146.23.

MOVED by Councilor Fletcher and seconded by Councilor Knutsen to approve Change Orders No. 1 and 2 for Riverfront Drive Utility Extensions as submitted. Motion carried.

FINANCIAL ANALYSIS FOR WASTEWATER REGIONALIZATION

Director Bob Schmidt explained that the PUD has been exploring the idea of regionalizing wastewater treatment in the Wenatchee River Valley. They invested in a cost estimate for a conveyance system to pipe wastewater from Peshastin and Dryden to Cashmere. They are trying to find the best and least costly long-term solution for their wastewater customers in

Peshastin and Dryden.

The next step would be to do a financial analysis to determine if the concept makes sense from a financial stand point for the City's wastewater customers and utility system. The estimate for FCS Group to do an analysis is \$10,830.

The consensus of the council was to do nothing at this time. If the PUD wants to have a financial analysis done to show that regional treatment would be a benefit to the City of Cashmere, the PUD should pay for the analysis.

PROGRESS REPORTS

Councilors Jim Fletcher and John Bryant reviewed the 2011 Annual Financial Report as required by the State Auditors.

Director Botello informed the council about a pilot program through Department of Natural Resources (DNR). They will come out and do a tree inventory at no cost to the City. The City is a Tree City USA and we are supposed to have an inventory of our trees. Director Botello would like to purchase the GIS software that DNR offers for \$1,000. The DNR inventory will be put into the program and the City would be able to maintain the inventory in the future.

Other than a couple of finishing touches, the downtown canopies are complete. The canopies and the downtown area look great.

Mayor Gomes adjourned the regular session at 8:28 p.m. to enter into an executive session to discuss union negotiations for approximately twenty minutes. No action will be taken.

EXECUTIVE SESSION – To discuss Union Negotiations

Executive session was entered into at 8:28 p.m. and adjourned at 9:04 p.m.

Jeff Gomes, Mayor

Attest:

Kay Jones, Clerk-Treasurer

**CITY OF CASHMERE
MINUTES OF REGULAR STUDY SESSION
MONDAY, JUNE 11, 2012 AT CASHMERE CITY HALL**

OPENING

Mayor Gomes opened the study session at 6:00 p.m. at City Hall. Clerk-Treasurer Kay Jones took minutes.

ATTENDANCE

	<u>Present</u>	<u>Not Present</u>
Mayor:	Jeff Gomes	
Council:	Skip Moore (6:15 p.m.) Jim Fletcher Donna Wynne Derek Knutsen John Bryant	
Staff:	Bob Schmidt, Dir. of Operations Kay Jones, Clerk-Treasurer Mark Botello, Dir. of Planning/Bldg	

PUBLIC HEARING ON UPDATE OF CASHMERE'S SHORELINE MASTER PROGRAM (SMP)

At 6:00 p.m. Mayor Gomes opened the Public Hearing on the Shoreline Master Program. Planning Director Mark Botello and the NCW Ecology Shoreline Planner Clynda Case went over the following sections, explaining changes and answering questions.

- Chapter 4; General Policies and Regulations
- Chapter 5; Shoreline Modifications and Uses
- Chapter 6; Nonconforming Structures and Uses
- Chapter 7; Shoreline Permits, Procedures and Administration

There were no questions or comments from the public.

ADJOURNMENT

Mayor Gomes closed the public hearing and adjourned the study session at 7:00 p.m.

Jeff Gomes, Mayor

Attest:

Kay Jones, Clerk-Treasurer

Staff Summary

Date: June 25, 2012
To: Mayor and Cashmere City Council
From: Mark Botello
RE: Resolution No. 05-2012 Fisher Street Property

The City of Cashmere owns approximately .34 of an acre (14,810 sq. ft) of real estate located at the south end of Fisher Street adjacent to the airport (see attached aerial). This real estate is currently undeveloped and is partially grass and dirt. There is one bench that I had placed there a few years ago. The City of Cashmere maintains this real estate.

This real estate was deeded to the City of Cashmere in 1967. The warranty deed does not specify for what purposes the real estate was deeded to the City. The property is not part of any adjacent subdivision, plat or building permit condition.

After searching the Cashmere Council minutes, I found the Fisher Street property was purchased for \$1,500 for Well No. 9, which is no longer in use. The associated water rights were transferred to the water treatment plant.

I am bringing up the discussion to Council of the possibility of selling this real estate, and the proceeds of the sale of the property would be used for (future) development of Riverside Park. Recently the City applied for a park grant for development of Riverside Park through the Recreation Conservation Office (RCO). No response yet on the grant status. However, regardless of the Riverside Park grant the proceeds from the sale of the Fisher Street real estate could be used for Riverside Park.

Simpson Park, a neighborhood park, is approximately 6 ½ blocks from Fisher Street (see attached aerial). Simpson Park is adequate to serve Fisher Street and the surrounding southwest area of the City.

Water, sewer, irrigation and power are available on Fisher Street. The property is zoned Airport Residential (AR). Within this zone single-family and duplex units are allowed. The minimum lot sizes are as follows:

Minimum Lot Area within the AR zoning district.

1. Single-family dwelling: 10,000 square feet.
2. Duplex dwelling: 15,000 square feet.

RESOLUTION NO. ____-2012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASHMERE, WASHINGTON, DECLARING REAL PROPERTY OWNED BY THE CITY AT THE END OF FISHER STREET SURPLUS, DIRECTING CITY STAFF TO DISPOSE OF THE SAME IN A COMMERCIALY REASONABLE MANNER, AND DIRECTING THE USE OF FUNDS RECEIVED FROM THE SALE OF THE PROPERTY TO BE USED FOR IMPROVEMENTS TO RIVERSIDE PARK.

WHEREAS, the City of Cashmere owns property consisting of approximately .34 acres (14,810 sq. ft.) located at the end of Fisher Street adjacent to the Airport; and

WHEREAS, for the past several years, the City has been using general fund monies to care for and maintain this property; and

WHEREAS, the City Council discussed the City staff recommendation to surplus the property at a City Council meeting on Monday, June 11, 2012 and determined that an additional public meeting should be conducted after notice has been provided to neighboring property owners; and

WHEREAS, on Monday, June 25, 2012, at a City Council meeting, the City Council permitted owners of property near the property proposed for vacation pursuant to this Resolution to come before the Council and make comments regarding the action proposed by the City; and

WHEREAS, following a review of the materials presented by City staff concerning this matter and after listening to the comments of the nearby property owners, the City Council has determined that the recommendation of City staff to surplus the property should be followed and the use of the funds derived from the surplus and sale of the property should be directed to the City General Fund to be used for maintenance, repairs, and improvements to the City owned

Riverside Park;

NOW, THEREFORE, the City Council of the City of Cashmere, Washington hereby resolve as follows:

Section 1. The real property owned by the City at the end of Fisher Street should be, and hereby is, declared surplus to the needs of the City.

Section 2. City staff is directed to work with the City contract surveyor to legally describe the property to be surplus as the property generally depicted in the map attached as Exhibit "A" to this Resolution.

Section 3. The City Community Development Director is authorized to dispose of the real property after the legal description has been prepared in whatever manner the City Community Development Director deems is the most commercially reasonable manner of selling the property and the Mayor is authorized to sign all documents necessary to carry out this authorization to sell the property.

Section 4. The funds received as a result of the surplus and sale of the property that is the subject of this Resolution shall be deposited in the General Fund of the City and earmarked for expenditures restricted to repairs, maintenance, and improvements to the City owned Riverside Park.

Section 5. Disposal of the property that is declared surplus pursuant to this Resolution will be for the common benefit. City staff has been unable to locate any documentation that would indicate that the real property was purchased with utility funds and City staff has confirmed that the real property is not currently used for, nor required for use as part of any City owned utility. Because the City has determined that the property was not purchased with City utility funds, a public hearing is not required prior to disposal of the

property.

Section 6. This Resolution shall be effective immediately upon passage by the City Council.

APPROVED by the City Council the _____ day of _____, 2012.

APPROVED:

Jeff Gomes, Mayor

ATTEST:

Kay Jones, City Clerk-Treasurer



Simpson
Park

Fisher Street
Property

EXHIBIT
"A"



City of Cashmere

101 Woodring Street
Cashmere, WA 98815
Ph (509) 782-3513 Fax (509) 782-2840
Website www.cityofcashmere.org

June 18, 2012

Jones, James
916 Pioneer Ave
Cashmere, WA 98815

Re: Sale of Fisher Street Property

Dear Property Owner/Tenant:

The City of Cashmere owns property consisting of approximately .34 acres (14,810 sq. ft.) in size and is located at the end of Fisher Street adjacent to the Airport property (please see aerial picture). At the Monday, June 11, 2012 Council meeting, City Council discussed the City Staff recommendation to surplus the Fisher Street property.

City Council has determined that the recommendation of City Staff to surplus the property should be followed and the use of the funds derived from the surplus and sale be directed to City General Fund to be used for maintenance, repairs, and improvements to the City owned Riverside Park.

If you have any questions or comments on the Fisher Street property or the attached resolution please give me a call at Cashmere City Hall at 509-782-3513 or attend the City Council on Monday, June 25, 2012 at 7:00 p.m.

Sincerely,

Mark Botello
Planning/Building Director

Name	Address	City	Zip	City Limits	UGA	County
Jones, James	916 Pioneer Ave	Cashmere	98815	yes		
Graham, Bruce	319 Fisher St	Cashmere	98815	yes		
Hixssen, Michael	5664 Airport Road	Cashmere	98815			yes
Kirk, Darlene	5688 Airport Road	Cashmere	98815			yes
Donna, Stanford	PO Box 402	Cashmere	98815			yes
Corbaley, Brent	304 Evergreen Dr.	Cashmere	98815		yes	
Wall, Christopher	308 Evergreen Dr.	Cashmere	98815			yes
Bricker, Steven	303 Fisher Street	Cashmere	98815	yes		
Javier, Mejia	309 Fisher St	Cashmere	98815	yes		
Moore, Donna Lee	311 Fisher St	Cashmere	98815	yes		
Lawson, Thelbert	317 Fisher St	Cashmere	98815	yes		
Graham, Bruce	319 Fisher St	Cashmere	98815		yes	
Hernandez, Hector	315 Fisher St	Cashmere	98815	yes		
Action, Graig	313 Fisher St	Cashmere	98815	yes		
Draper, Johnny	307 Fisher St	Cashmere	98815	yes		
Sutherlin, Stephen	305 Fisher St	Cashmere	98815	yes		
Kruse, John	302 Garden Circle	Cashmere	98815	yes		
Snyder, Gordon	PO Box 204	Cashmere	98815	yes		
Knoll, Kristen	305 Garen Circle	Cashmere	98815	yes		
Church of God	7651 Nahahum Canyon Rd #8	Cashmere	98815		yes	
Cashmere-Dryden Airport District	808 Emerald Ave	Cashmere	98815			yes
City of Cashmere	101 Woodring Street	Cashmere	98815	yes		
Cashmere Apartment Associates	545 Rainier Blvd, N#9	Issaquah	98027	yes		



Staff Summary

Date: June 25, 2012
To: City Council
From: Bob Schmidt, Director of Operations
RE: City of Cashmere Wastewater Treatment Facility Upgrades
Bid Award Recommendation

We opened Bids for our Wastewater Treatment Plant project last Tuesday. The lowest bidder was non-responsive by failing to submit a subcontractor list within one hour of bid opening. The following day they withdrew their bid, exercising the provision of Article 16.02 in the instruction to bidders.

16.02 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid or negotiated, that Bidder will be disqualified from further bidding on the Work. This provision to withdraw a Bid without forfeiting the Bid security does not apply to Bidder's errors in judgment in preparing the Bid.

The Bids ranged from \$12,195,175.00 (withdrawn) to \$17,959,297.00. The second lowest bidder, Harbor Pacific Contractors Inc. become the Apparent Lowest Bidder at \$13,063,885.00. This bid is \$898,145.00 below the engineers estimate.

See the attached letter from the City Engineer recommending Award of the Bid for the City of Cashmere Wastewater Treatment Facility Upgrades project to Harbor Pacific Contractors, Inc.

Both the USDA Rural Development and the Washington State Department of Ecology also need to approve the Award of this Bid.

Therefore;

I Recommend that Council:

Award the Wastewater Treatment Facility Upgrades Bid to Harbor Pacific Contractors Inc. subject to USDA RD and WSDOE approval.



RH2 ENGINEERING, INC
 www.rh2.com
 mailbox@rh2.com
 1.800.720.8052

June 21, 2012

BELLINGHAM
 454 W Horton Rd
 Bellingham, WA 98226

Mr. Bob Schmidt
 Director of Operations
 City of Cashmere
 101 Woodring Street
 Cashmere, WA 98815

BOTHELL
 22722 29th Dr SE, Ste 210
 Bothell, WA 98021

Sent Via: Email and US Mail

EAST WENATCHEE
 300 Simon St SE, Ste 5
 East Wenatchee, WA 98802

**Subject: City of Cashmere Wastewater Treatment Facility Upgrades
 Bid Award Recommendation**

GOLD HILL
 13677 Highway 234
 Gold Hill, OR 97525

Dear Mr. Schmidt:

The bids for the City of Cashmere Wastewater Treatment Facility Upgrades were opened at the City Hall on June 19, 2012 at 2:00 p.m. There were eleven (11) bids received, and Williams Brothers Construction submitted the lowest bid. However, after a review of the bid calculations, Williams Brothers Construction discovered an error in their calculations and they requested the bid be removed from consideration (see the attached letter). The lowest bid remaining was from Harbor Pacific Contractors, Inc.

RICHLAND
 114 Columbia Point Dr, Ste C
 Richland, WA 99352

The lowest three bids considered (including sales tax at 8.1 percent) for this project are as follows.

SHERWOOD
 18850 SW Parrett Mt Rd
 Sherwood, OR 97410

Harbor Pacific Contractors, Inc.	\$ 13,063,855.00
Prospect Construction, Inc.	\$ 13,564,733.92
Pacific Crest Construction, Inc.	\$ 13,965,139.56

SILVERDALE
 2021 NW Myhra Rd, Ste 107
 Silverdale, WA 98383

The engineer's estimate was \$13,962,000, which is a total of \$898,145 above Harbor Pacific's bid. Harbor Pacific's bid was 94 percent of the engineer's estimate, and the average bid price was 105 percent of the engineer's estimate. A copy of the bid tabulation is attached. All required forms have been completed by Harbor Pacific except for the list of suppliers which is due five (5) days from the bid submittal. Gary Wood with Harbor Pacific indicates that they have confirmed their bid price and their subcontractors' bid prices, and have confirmed that there are no errors and that he is comfortable with the bid amount.

TACOMA
 One Pacific Building
 621 Pacific Ave, Ste 104
 Tacoma, WA 98402

We have contacted Harbor Pacific and also checked their listed references. Attached are the contractor evaluation forms for each reference that was contacted. Harbor Pacific has been in business for over 25 years and has successfully completed projects very similar to the Wastewater Treatment Facility Upgrades. In general, the references for Harbor Pacific stated that they had a very good experience working with them. The references mentioned their



satisfaction with Harbor Pacific's management of subcontractors and their compliance with schedule. Harbor Pacific appears to have a record of minimal change orders and high quality work. Harbor Pacific has the required qualifications to perform the work, and they are looking forward to beginning construction.

Based on the information submitted, we recommend that the contract for this project be awarded to Harbor Pacific Contractors, Inc., for the amount of \$13,063,855.

If you have any questions or concerns regarding this recommendation, please feel free to contact me at (425) 951-5328.

Sincerely,

RH2 ENGINEERING, INC.

Rick Ballard, P.E.
Project Manager



Randy Asplund, P.E.
Vice President

RB/LC/jo/ms

Attachments: Bid Tabulation
References for Harbor Pacific Construction, Inc.
Letter from Williams Brothers Construction
Bid Documents & Attachments

cc: Sanjay Barik, Department of Ecology
Rose Running, US Department of Agriculture
David Dunnell, US Department of Agriculture



City of Cashmere

Bid Opening

Wastewater Treatment Facility Upgrades

June 19, 2012 at 2:00PM

	Name of Company or Joint Venture (Bidder)	Total Bid Price (w/ WSST)	Rank
1.	Williams Brother Const.	12,195,175.00	1
2.	Parsons	17,959,297.00	11
3.	Contractors Northwest	14,383,786.00	6
4.	Stellar J	14,898,366.86	8
5.	Harbor Pacific	13,063,885.00	2
6.	Strider - TEK	14,725,764.67	7
7.	McClure + Sons	14,997,103.24	9
8.	Prospect Const.	13,564,733.92	3
9.	Apollo	14,148,434.57	5
10.	Pacific Crest	13,965,139.56	4
11.	James W Fowler	15,072,667.30	10
12.			

chk list

Williams

X

✓

✓

✓

Kay Jones

From: Jeff Gomes
Sent: Tuesday, June 19, 2012 9:07 AM
To: Kay Jones
Subject: FW: Tom Davis Contract

From: Joel Walinski [mailto:jwalinski@cityofleavenworth.com]
Sent: Tuesday, June 19, 2012 9:09 AM
To: Cheri Kelley Farivar; Jeff Gomes
Subject: Tom Davis Contract

Good Morning Mayors,

The cities received the 2nd invoice from Mr. Tom Davis this morning and we have reached the \$4000 limit that the Councils placed on the contract amount. The current expenditures to date are \$4242.08. Tom and I reviewed the invoices during lunch yesterday and the amount of work left on the report, we are anticipating an additional 5 -10 hours with approximately \$150 in travel expenses to cover the final edits and for Tom to present and facilitate the joint council meeting on July 30, 2012. Mr. Davis's hourly consultant fee is \$100. The estimated addition to the initial contract would be \$900 to \$1400 to complete the work started. Please let me know how you would want to proceed, I believe we are receiving affordable, quality work and information that will provide direction to the correct pathway. Thank you.

Joel

Joel Walinski
City Administrator
City of Leavenworth
700 Highway 2 / Post Office Box 287
Leavenworth, Washington 98826

(509) 548-5275 Ext. 124 Office

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7230 (20120618)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7232 (20120619)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



Staff Summary

Date: June 25, 2012
To: City Council
From: Bob Schmidt, Director of Operations
RE: Blue Star Request

Blue Star Growers, in 1995 transferred to the City a water right of 352 acre-feet. In exchange, the City entered into an agreement with Blue Star Growers that froze their water rate for a period of 20 years. This agreement expires the end of 2014. See the attached request to extend this Agreement.

Staff was able to go back five years and estimated the financial benefit (difference between the normal Commercial rate and the rate in the agreement) to Blue Star Growers in that period was approximately \$75,000. The benefit from the period prior to five years ago to the beginning of the agreement is unknown. The benefit to the end of the contract, if volumes remain constant will be in excess of \$30,000.

For a comparable the City purchased a water right of 200 acre-feet from John Lysaker in 2003 for \$100,000. This amounts to \$500 per acre-foot. $352 \times \$500 = \$176,000$.



Blue Star Growers, Inc.

APPLES AND PEARS

June 12, 2012

Mr. Jeff Gomes, Mayor
Cashmere City Council and
Mr. Mark Botello

Blue Star Growers, Inc. is a Farmer Cooperative doing business in Cashmere, Washington since February of 1907. The location of our main plant is 200 Blue Star Way with plant #2 and #3 being located on Mission Avenue in Cashmere.

On August 23, 1994 Blue Star Growers, Inc. gifted to the City of Cashmere Certificate of Ground Water Right No. 4294. By so doing, 352 acre-feet of water, per year, was added to the capacity of the City of Cashmere's water system. 352 acre-feet of water is equal to 220 gallons of water per minute or 115,632,000 gallons of water per year. Blue Star's average annual water usage over the past 9 years has been 9,271,162 gallons of water.

The Agreement to Transfer Water Rights from Blue Star Growers, Inc. to the City of Cashmere states: Upon approval of the transfer of the water right by Blue Star to the City by the Washington State Department of Ecology, and any other governmental agency with jurisdiction, the City agrees to continue to provide City water to Blue Star at the following water rates for a period of twenty (20) years from the 1st day of January, 1995.


<u>Gallons of Water Used</u>	<u>Charges</u>
0 to 5,000 gallons	\$19.67 (minimum billing)
5001 to 100,000 gallons	.79 per 1000 gallons
100,001 to 200,000 gallons	.89 per 1000 gallons
Over 200,000 gallons	1.09 per 1000 gallons

The 20 year term ends on December 31, 2014.

In the Agreement to Transfer Water Rights dated January 5, 1995, paragraph 3 states: "Blue Star Growers, Inc. may apply to the City of Cashmere for renewal of this agreement with the intention of obtaining favorable rates. However, the then City Council of the City of Cashmere is not bound in any way by this agreement to do so".

Blue Star Growers, Inc. is requesting that the Cashmere City Council extend Blue Star's current Water Rates for an additional 20 year period. Your consideration will be greatly appreciated.

Sincerely,
BLUE STAR GROWERS, INC.

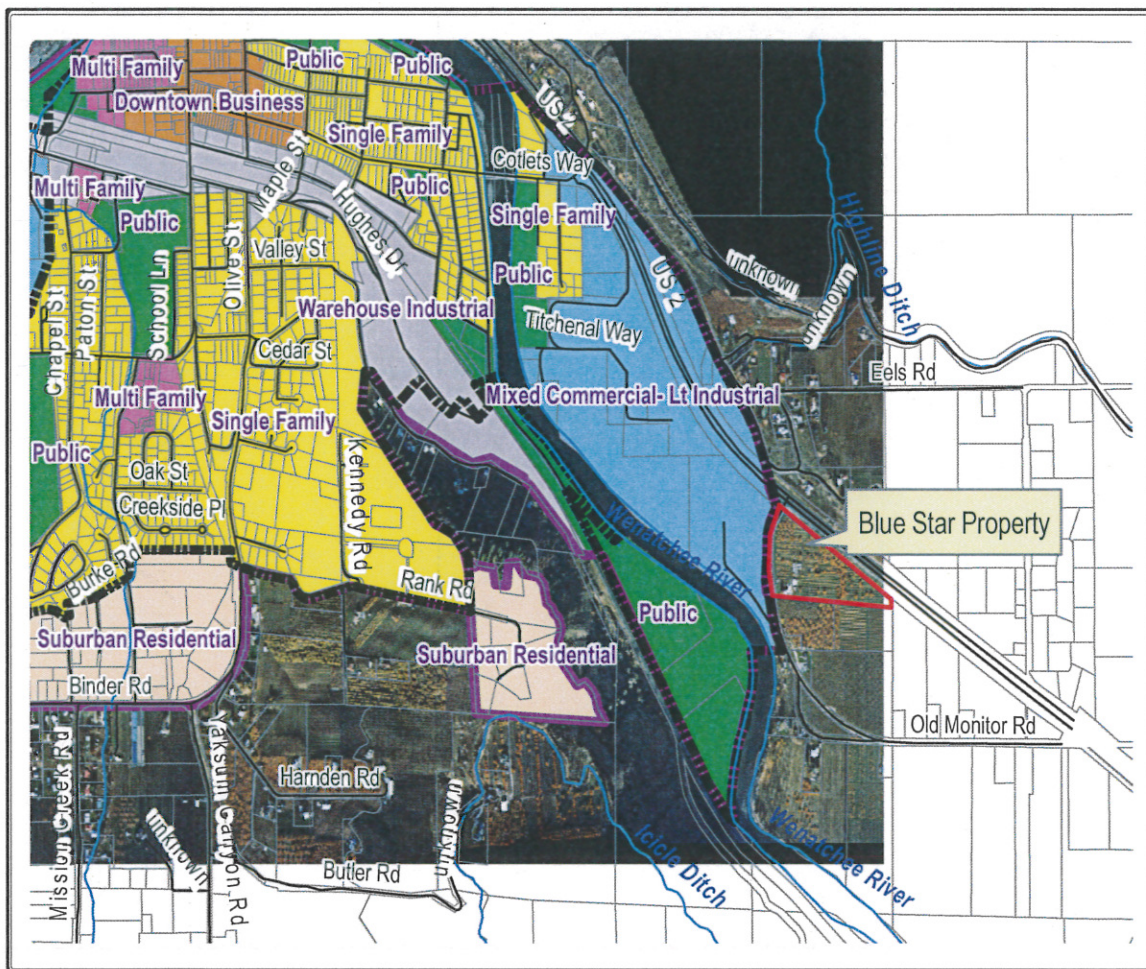

Jerry Kenoyer, Manager

Staff Summary

Date: June 25, 2012
To: Cashmere City Council
Mayor Gomes
From: Mark Botello
RE: Request from Blue Star Growers for an urban growth amendment.

Please see attached letter from Jerry Kenoyer, Manager of Blue Star Growers for a request to have Blue Star Growers property located at the West side of the Old Monitor Road Intersection to be within Cashmere's Urban Growth Area.

Staff will go over this request in more detail and the urban growth area amendment process at the Council meeting.





Blue Star Growers, Inc.

APPLES AND PEARS

June 20, 2012

Mr. Jeff Gomes, Mayor
Cashmere City Council and
Mr. Mark Botello

Re: Parcel 23-19-03-340-050 located in Chelan County

Blue Star Growers, Inc. has recently purchased 9.65 acres of Orchard that is located East of the Old Monitor intersection in East Cashmere which is located in Chelan County. The orchard has been removed and Blue Star has contracted with Bethlehem Construction Company of Cashmere to build a 14 room cement C. A. Storage Building on the property. It is also the intent of Blue Star Growers, Inc. to store empty bins on the property. The Cashmere City limit is located on the West side of the Old Monitor Road intersection.

Blue Star would like to request that this property be accepted into the Urban Growth Area Boundary. It is our understanding that costs will be incurred in order to enter the UGA which we are willing to pay.

Bethlehem Construction has applied to the Department of Transportation of the State of Washington for an easement South of the State Hi-way in order for Blue Star to have a 10" ductile pipe line installed from the North side of the Tree Top building to the East side of the Cashmere City limits with a Fire Hydrant which is just West of the Old Monitor intersection.

The Fire Hydrant would be used in case of fire and it would be the hope of Blue Star that the City and Chelan County would agree to let Blue Star extend the 10" line under the Old Monitor road and go East to about the center of the property and add another Fire Hydrant and very possibly hook the new Engine room up to the City water system. Blue Star understands that the cost of this project will have to be paid by Blue Star.

Your consideration to the above request will be greatly appreciated!

Sincerely,

BLUE STAR GROWERS, INC.

Jerry Kenoyer, Manager